

IN RE: PETITION FOR ZONING VARIANCE  
N/S Baker Avenue, 120' SW of  
Talbot Avenue  
1112 Baker Avenue  
1st Election District  
1st Councilmanic District  
Lawrence A. Snoots, et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 90-341

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1, 415A.1 to allow an accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard and to allow two recreational vehicles in the side yard which do not meet the 8 foot setback requirement from the front foundation dwelling wall, as more particularly described on Petitioners' Exhibit No.1.

The Petitioners, Lawrence and Juanita Snoots appeared and testified. There were no Protestants.

Testimony and evidence indicate that the subject property, known as 1112 Baker Avenue, consists of 10,000 sq. ft., zoned D.R.5.5, and is improved with an existing single family dwelling and the subject carport. Mr. Snoots testified that he and his wife hired a private contractor to construct the subject carport which they intend to utilize as storage for their motor home, boat and trailer. Mr. Snoots testified that when he hired the contractor, he was under the assumption that the contractor had acquired all of the necessary permits for the construction through Baltimore County.

Testimony further indicated that the subject carport will be equipped with rainspouting which will divert all runoff water from neighboring properties. The Petitioner indicated that the carport has a concrete floor and a separate driveway which accesses Baker Avenue.

Additionally, the Petitioners indicated that they discussed the size and location of the carport with their adjoining neighbors who have no objection to same.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of March, 1990 that a Petition for a Zoning Variance to allow an accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard and to allow two recreational vehicles in the side yard and which will not set back 8 feet behind the lateral projection of the front foundation dwelling wall, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at

this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The accessory structure (carport) shall not be enclosed, nor shall there be any water or sewage hookups.

3. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmm

cc: Peoples Counsel

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

March 14, 1990



Dennis F. Rasmussen  
County Executive

Mr. and Mrs. Lawrence A. Snoots  
1112 Baker Avenue  
Baltimore, Maryland 21207

RE: Petition for Zoning Variance  
Case No. 90-341-A

Dear Mr. and Mrs. Snoots:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals clerk at 887-3331.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmm

cc: Peoples Counsel

ORDER RECEIVED FOR FILING

Date 3/16/90  
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/16/90  
By [Signature]

ORDER RECEIVED FOR FILING

Date 3/16/90  
By [Signature]

-3-

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

90-341-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1, 415A.1 to allow an accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard AND to allow two (two) recreational vehicles in the side yard and which will not set back 8 feet behind the lateral projection of the front foundation dwelling wall.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

Phone No.

Address

City and State

Attorney's Telephone No.:

Address

Phone No.

Address

City and State

Attorney's Telephone No.:

Address

Phone No.

Address

City and State

Attorney's Telephone No.:

#### Hardships and Difficulties

1. Property drains to back of property. There two drains that carry water from our property to street in back of us (Daniels Avenue) located at back property line.
2. Need off-street parking for 20 foot boat, 21 foot motor-home, and antique car (1961 Corvair). The side mirror broken off twice when parked on street. Also motorhome has to be moved every twenty-four hours if parked on street. The Corvair would also have to be moved. The boat cannot be parked on the street.
3. Very large maple tree with 12 foot trunk in back yard right behind house. Another maple tree with 6 foot trunk in back side yard. These trees would have to be removed to put structure in back of house.
4. This structure cost \$5700.00 including the concrete slab. Lawrence Snoots is retired and Juanita Snoots is on permanent disability. They are living on a fixed income. It would be a great financial hardship to have to tear the structure down or to have to add a very long breezeway.
5. This structure was erected in good faith on our part. The builder, D. & H. Construction of Laurel, Md. was given all the information to get a building permit. We thought he had obtained one. He gave us a Maryland license number. We have tried to locate builder with no results.

#### Zoning Description

Beginning at a point on the north side of Baker Avenue which is 40 feet wide at the distance of 120 feet SW of Talbot Being Lot Numbers 19, 20, 21, 22, and 23, Block Number 7, Flat Number 4, in the subdivision of Catonsville Manor as recorded in Baltimore County Plat Book Number W.P.C. Number 6, Folio Number 160, containing 10,000 square feet. Also known as 1112 Baker Avenue and located in the First Election District.

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 8, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 8, 1990.

THE JEFFERSONIAN,

*S. Zabe Olson*  
S. Zabe Olson  
Publisher

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m. on:

March 8, 1990 at 2:00 p.m.

For the purpose of hearing on the Petition for Zoning Variance Case number 90-341-A, N/S Baker Avenue, 120' SW of Talbot Avenue, 1112 Baker Avenue, 1st Election District, 1st Councilmanic District, Baltimore County, Maryland 21204.

NOTICE: To allow an accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard and to allow two (two) recreational vehicles in the side yard and which will not set back 8 feet behind the lateral projection of the front foundation dwelling wall.

NOTE: If the Petition is granted, a building permit may be issued within the thirty (30) day time period. The Zoning Commissioner, or his designee, will be present at the hearing to receive any request for a stay of the hearing for good cause shown. Any request for a stay of the hearing must be made in writing and presented at the hearing.

NOTE: If the Petition is denied, the Petitioner may appeal the decision to the County Board of Appeals within thirty (30) days of the date of the hearing. The appeal must be made in writing and presented at the hearing.

NOTE: If the Petition is granted, the Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment.

NOTE: If the Petition is granted, the Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment.

NOTE: If the Petition is granted, the Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment.

#### CERTIFICATE OF PUBLICATION

February 7, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on February 7, 1990.

CATONSVILLE TIMES

*S. Zabe Olson*  
S. Zabe Olson  
Publisher



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

DATE 2/13/90



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Lawrence A. Snoots  
1112 Baker Avenue  
Baltimore, Maryland 21207

Re: Petition for Zoning Variance  
CASE NUMBER: 90-341-A  
N/S Baker Avenue, 120' SW of Talbot Avenue  
1112 Baker Avenue  
1st Election District - 1st Councilmanic  
Petitioner(s): Lawrence A. Snoots, et ux  
HEARING: THURSDAY, MARCH 8, 1990 at 3:00 p.m.

Dear Mr. & Mrs. Snoots:

Please be advised that \$111.66 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING. OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 112, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

NOTE:  
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

January 24, 1990

### NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-341-A  
N/S Baker Avenue, 120' SW of Talbot Avenue  
1112 Baker Avenue  
1st Election District - 1st Councilmanic  
Petitioner(s): Lawrence A. Snoots, et ux  
HEARING: THURSDAY, MARCH 8, 1990 at 3:00 p.m.

Variance: To allow an accessory structure (detached carport) to be located in the side yard in lieu of the required rear yard and to allow 2 (two) recreational vehicles in the side yard which will not setback 8 feet behind the lateral projection of the front foundation dwelling wall.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:  
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Snoots

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

December 26, 1989

90-341-A



Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Lawrence A. Snoots  
1112 Baker Avenue  
Baltimore, MD 21207

RE: Petition for Zoning Variance  
1112 Baker Avenue  
1st Election District

Dear Mr. & Mrs. Snoots:

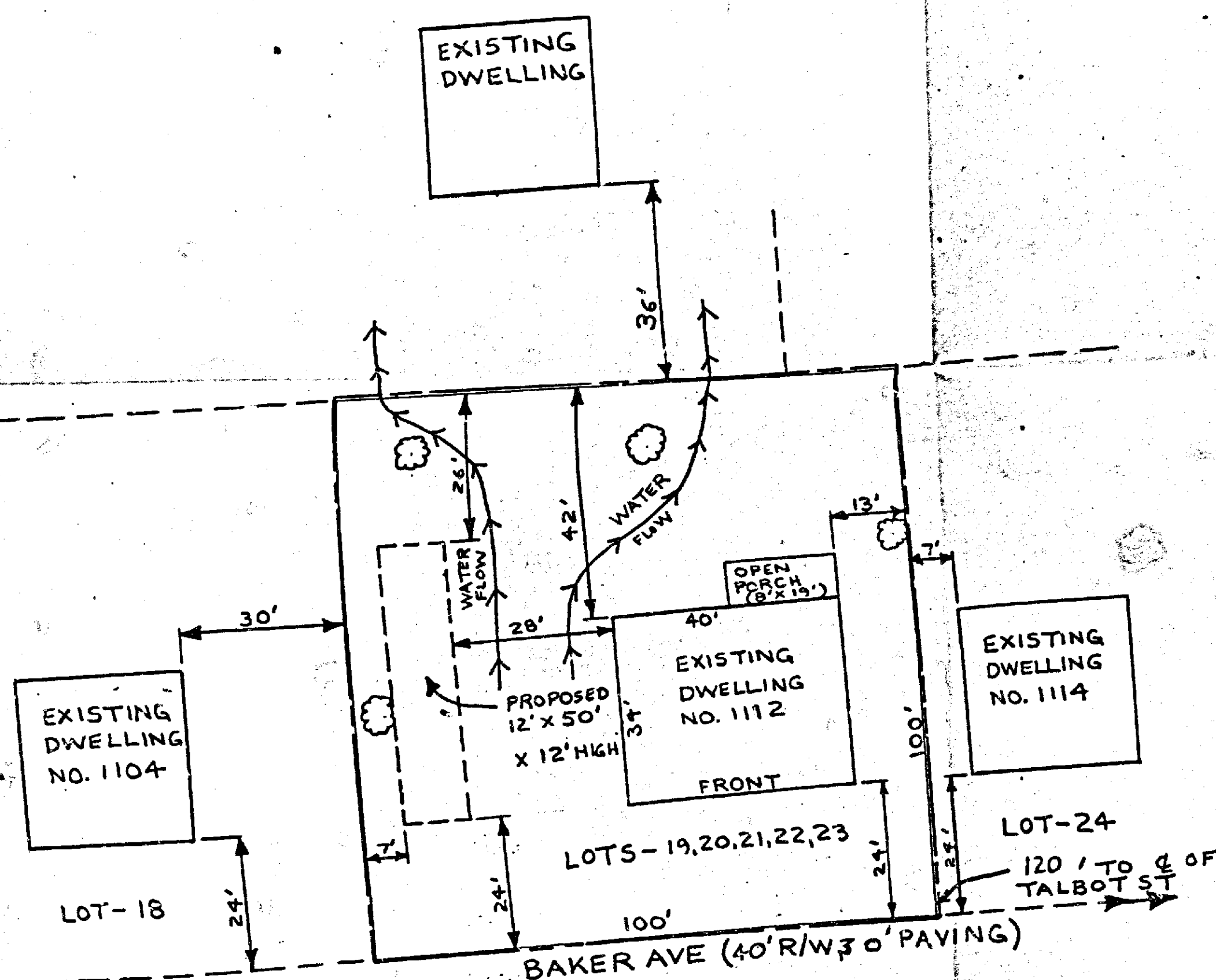
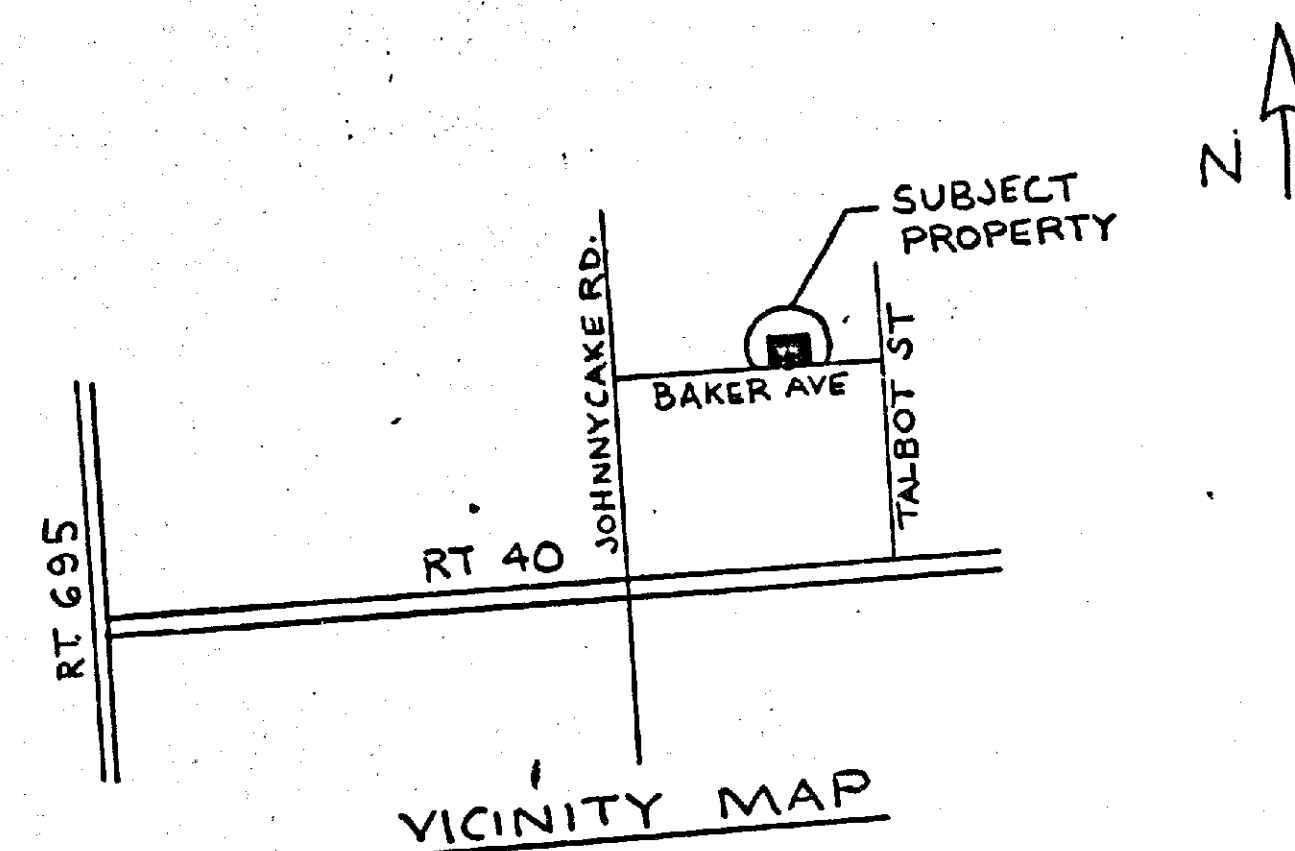
Please be advised that the above Petition for Zoning Variance, which was filed on December 22, 1989 has a new item number. The item number had to be changed due to an error in our numbering system. The new item number is #210 (the old number, as indicated in pencil on your receipt, was #211).

When referring to your particular case, please use item #210.

If you have any questions, please do not hesitate to call the office (887-3391).

Very truly yours,

Sophia C. Jennings  
Sophia C. Jennings  
Development Control



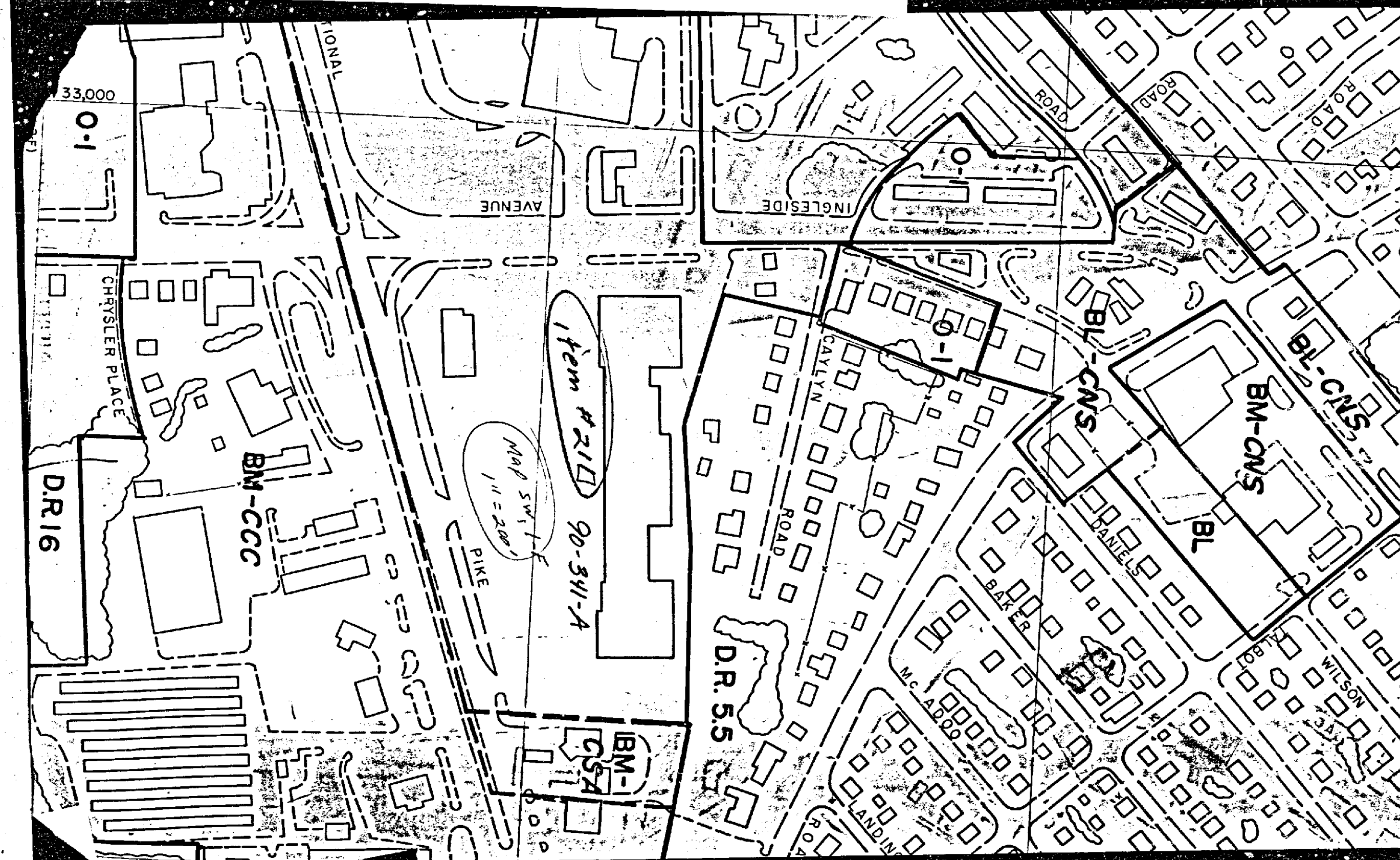
LOT SIZE: 10,000 SQ. FT.  
SCALE: 1" = 20'

### PETITIONER'S EXHIBIT 1

90-341A

PLAT FOR ZONING VARIANCE  
OWNER - LAWRENCE & JUANITA SNOOTS  
DISTRICT - 1st, ZONE - DR-55  
SUBDIVISION - CATONSVILLE MANOR  
LOTS - 19, 20, 21, 22, 23, BLOCK 7,  
PLAT 4, BOOK NO. W.R.C. # 6,  
FOLIO # 160  
EXISTING PUBLIC UTILITIES  
IN BAKER AVE

THIS PROPERTY IS NOT IN A SPECIAL AREA



Baltimore County Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204		receipt	
Account: R-001-6190	Number: 1644	90-341	
Date: 3/6/90	18706522		
PUBLIC HEARING FEES	QTY	PRICE	
080 - POSTING SIGNS / ADVERTISING	1 X	\$111.65	
LAST NAME OF OWNER: SNOOTS		TOTAL:	\$111.65
B 125*****111661a 2054F Please make checks payable to: Baltimore County			



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

February 20, 1990



Mr. & Mrs. Lawrence A. Snoots  
1112 Baker Avenue  
Baltimore, MD 21207

RE: Item No. 210, Case No. 90-341-A  
Petitioner: Lawrence A. Snoots, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Snoots:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. OYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
10th day of January, 1990.

J. Robert Haines  
Zoning Commissioner

Received By:

James E. Oyer  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Lawrence A. Snoots, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: January 18, 1990  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Lawrence A. Snoots, Item 210

The Petitioner requests a Variance to allow an accessory structure to be located in the side yard in lieu of the required rear yard; and to allow two recreational vehicles in the side yard and which will not setback eight (8) ft. behind the lateral projection of the front foundation dwelling wall.

In reference to the Petitioner's request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

January 11, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 210 and 212.

Very truly yours,

Michael C. Flanagan  
Traffic Engineer Assoc. II

MSP/lab

RECEIVED

OFFICE

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500  
Paul H. Reincke  
Chief

JANUARY 11, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: LAWRENCE A. SNOOTS  
Location: 11112 BAKER AVENUE  
Item No.: 210 Zoning Agenda: JANUARY 9, 1990

Gentlemen:

Fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved  
Planning Group  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for January 9, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 198, 199, 200, 201, 202, 204, 207, 208, 210 and 212.

For Items 203, 205, and 206 the County Review Group Comments for each item still apply.

Robert W. Bowling, P.E., Chief  
Developers Engineering Division

RWB:s

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

No. 798

Date: 12/21/89  
PUBLIC HEARING FEES  
QTY PRICE  
QTY ZONING VARIANCE (174) 1 / \$25.00  
TOTAL: \$25.00  
LAST NAME OF OWNER: SNOOTS

#210